

CAPSULE SUMMARY
BA- 876
Rockwell Farm
2200 Pleasant Villa Avenue
Baltimore, Baltimore County
1870 ca.
Private

The Second Empire style dwelling at 2200 Pleasant Villa Avenue was constructed circa 1870 as part of Rockwell Farm, an expansive property located northwest of Catonsville. The property was owned by Joseph Hampson, who's dwelling was worth \$2200 in 1876. In 1877, Hampson is depicted as the resident of the property, which was surrounded by farmland north of Catonsville and Ellicott City. In 1882, Hampson sold the property to Jane Sarah Wedderburn. Wedderburn lost the property at a public auction in 1888. Three years later, Charles T. Neeper purchased the farm and remained on the land through the early 20th century. Between 1877 and 1915, the property was nominally subdivided, and by 1915, Neeper's holdings included only thirty-seven acres. The Neeper family retained ownership of the property until 1973. Over that period, the remaining thirty-seven acres were subdivided and sold for residential development. Little more than one acre remains with the dwelling, which has been extensively altered over the last twenty years. The house now serves as Life Spring Assisted Living.

Rockwell Farm is a two-and-a-half-story wood frame dwelling that has been extensively altered over the last twenty years. The dwelling features a solid parged stone foundation, vinyl siding, and an asphalt-shingled mansard roof. A one-story porch wraps from the façade, or southwest elevation, onto the sides of the building. The half-hipped porch roof is supported by square wood posts with scroll sawn corner brackets. A square-edged wood balustrade spans the porch bays. A sash-and-paneled single-leaf door flanked by two 1/1 vinyl windows centrally pierces the three-bay-wide façade. Circa 1990, a Colonial Revival style door surround composed of fluted pilasters and a molded entablature was applied to the entry. Three 1/1 vinyl windows pierce the second story. The mansard roof features three vinyl-sided gabled dormers, each of which has one 1/1 vinyl window. All façade openings have vinyl-clad surrounds. A two-story, two-bay-wide wing of unknown vintage with a one-story shed roofed addition projects from the northwest elevation, while a one-story circa 1990 wing extends from the southeast elevation. Three late 20th century sheds are also located on the property.

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Inventory No. BA- 876

1. Name of Property (indicate preferred name)

historic Rockwell Farm

other

2. Location

street and number 2200 Pleasant Villa Avenue not for publication

city, town Baltimore vicinity

county Baltimore County

3. Owner of Property (give names and mailing addresses of all owners)

name Brenda Walker

street and number 2200 Pleasant Villa Avenue telephone Not Available

city, town 2200 Pleasant Villa Avenue state MD zip code 21228

4. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse liber 10783 folio 551

city, town Towson tax map 100 tax parcel 1099 tax ID number 1600011678

5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District
☐ Contributing Resource in Local Historic District
☐ Determined Eligible for the National Register/Maryland Register
☐ Determined Ineligible for the National Register/Maryland Register
☐ Recorded by HABS/HAER
☐ Historic Structure Report or Research Report at MHT
☐ Other: _____

6. Classification

Category	Ownership	Current Function	Resource Count
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> agriculture	Contributing
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> commerce/trade	Noncontributing
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> buildings
<input type="checkbox"/> site		<input checked="" type="checkbox"/> domestic	<input type="checkbox"/> sites
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> structures
		<input type="checkbox"/> funerary	<input type="checkbox"/> objects
		<input type="checkbox"/> government	<input type="checkbox"/> Total
		<input checked="" type="checkbox"/> health care	
		<input type="checkbox"/> industry	
		<input type="checkbox"/> landscape	
		<input type="checkbox"/> recreation/culture	
		<input type="checkbox"/> religion	
		<input type="checkbox"/> social	
		<input type="checkbox"/> transportation	
		<input type="checkbox"/> work in progress	
		<input type="checkbox"/> unknown	
		<input type="checkbox"/> vacant/not in use	
		<input type="checkbox"/> other:	

Number of Contributing Resources
previously listed in the Inventory

1

7. Description

Inventory No. BA- 876

Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input type="checkbox"/> fair	<input checked="" type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

Constructed circa 1870, Rockwell Farm is a two-and-a-half-story wood frame dwelling in the Second Empire style that has been extensively altered over the last twenty years. The dwelling features a solid parged stone foundation, vinyl siding, and an asphalt-shingled mansard roof. A one-story porch wraps from the façade, or southwest elevation, onto the sides of the building. The half-hipped porch roof is supported by square wood posts with scroll sawn corner brackets. A square-edged wood balustrade spans the porch bays. A sash-and-paneled single-leaf door flanked by two 1/1 vinyl windows centrally pierces the three-bay-wide façade. Circa 1990, a Colonial Revival style door surround composed of fluted pilasters and a molded entablature was applied to the entry. Three 1/1 vinyl windows pierce the second story. The mansard roof features three vinyl-sided gabled dormers, each of which has one 1/1 vinyl window. All façade openings have vinyl-clad surrounds. A two-story, two-bay-wide wing of unknown vintage with a one-story shed roofed addition projects from the northwest elevation, while a one-story circa 1990 wing extends from the southeast elevation.

Three late 20th century sheds are also located on the property. The circa 2000 structure is constructed of plastic. The circa 1990 shed is a one-story, one-bay-square wood frame building with a gambrel roof and one double-leaf sliding door. The circa 1980 shed is clad in vinyl siding with an asphalt-shingled gambrel roof and a poured concrete slab foundation. One double-leaf sliding vinyl door pierces the façade.

8. Significance

Inventory No. BA- 876

Period	Areas of Significance	Check and justify below		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input type="checkbox"/> performing arts
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input type="checkbox"/> social history
	<input type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other:

Specific dates 1870 ca.-1990 ca. **Architect/Builder** Unknown

Construction dates 1870 ca., 1990 ca.

Evaluation for:

☐ National Register

☐ Maryland Register

☒ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

The Second Empire style dwelling at 2200 Pleasant Villa Avenue was constructed circa 1870 as part of Rockwell Farm, an expansive property located northwest of Catonsville. The property was owned by Joseph Hampson, who's dwelling was worth \$2200 in 1876.¹ In 1877, Hampson is depicted as the resident of the property, which was surrounded by farmland north of Catonsville and Ellicott City.² In 1882, Hampson sold the property to Jane Sarah Wedderburn. Wedderburn lost the property at a public auction in 1888. Three years later, Charles T. Neepier purchased the farm and remained on the land through the early 20th century.³ Between 1877 and 1915, the property was nominally subdivided, and by 1915, Neepier's holdings included only thirty-seven acres.⁴ The Neepier family retained ownership of the property until 1973.⁵ Over that period, the remaining thirty-seven acres were subdivided and sold for residential development. Little more than one acre remains with the dwelling, which has been extensively altered over the last twenty years. The house now serves as Life Spring Assisted Living.

¹ Baltimore County Historic Inventory.

² *Atlas of Baltimore County, Maryland* (Philadelphia, PA: G.M. Hopkins, 1877).

³ Baltimore County Historic Inventory.

⁴ *Map of Baltimore County* (Philadelphia, PA: G.W. Bromley, 1915).

⁵ Baltimore County Historic Inventory.

9. Major Bibliographical References

Inventory No. BA- 876

- Atlas of Baltimore County, Maryland.* Philadelphia, PA: G. M. Hopkins, 1877.
Baltimore County Historic Inventory.
Brooks, Neal A. and Eric G. Rockel. *A History of Baltimore County.* Towson, MD: Friends of the Towson Library, Inc., 1979.
Map of Baltimore County. Philadelphia, PA: G. W. Bromley, 1915.
Scharf, J. Thomas. *History of Baltimore City and County From the Earliest Period to the Present Day: Including Biographical Sketches of Their Representative Men.* Philadelphia, PA: Louis H. Everts, 1881. Reprinted by Higginson Book Company, Salem, MA.
Sidney, J. C. *Map of the City and County of Baltimore, Maryland, from Original Surveys.* Baltimore, MD: James M. Stephens, 1850.

10. Geographical Data

Acreage of surveyed property .50 Acre
Acreage of historical setting Unknown
Quadrangle name Ellicott City Quadrangle scale: 1:24,000

Verbal boundary description and justification

Since its construction circa 1870, Rockwell Farm has been associated with the 1.33 acres of land known as tax parcel 1099 of map 100 located in the Baltimore County Tax Assessor's office.

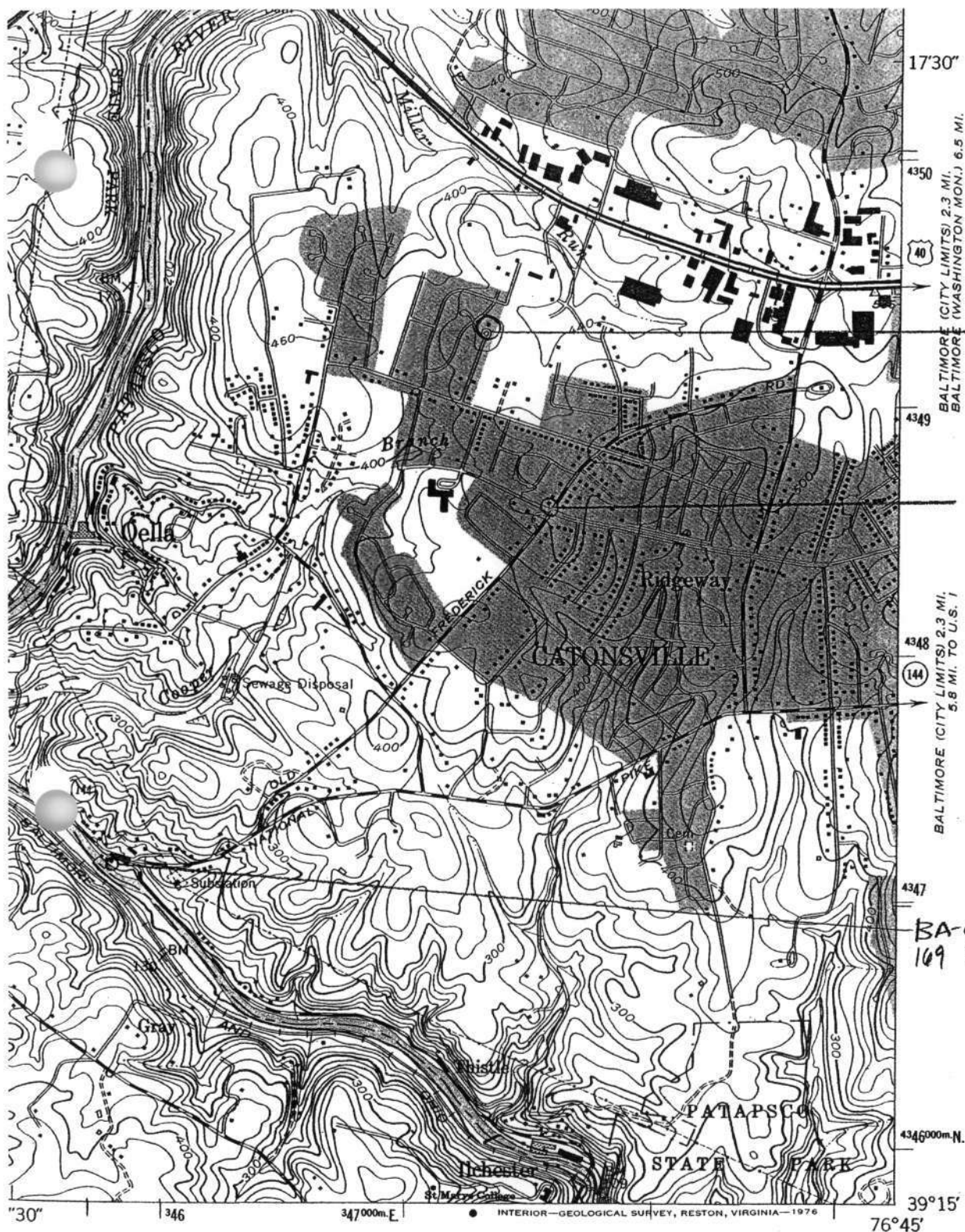
11. Form Prepared by

name/title	A. McDonald and A. Didden, Architectural Historians		
organization	EHT Tracerics, Incorporated	date	May 30, 2001
street & number	1121 5th Street NW	telephone	202.393.1199
city or town	Washington	state	DC

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

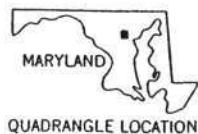
The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



ROAD CLASSIFICATION

Heavy-duty _____ Light-duty _____
 Medium-duty _____ Unimproved dirt =====
 () Interstate Route () U. S. Route () State Route



ELLICOTT CITY, MD.

N3915-W7645/7.5

1953

PHOTOREVISED 1966 AND 1974
 AMS 5662 IV SE—SERIES V833

(RELAY)
 5662 II NW



BA-876

2200 PLEASANT VILLA AVENUE, BALTIMORE

BALTIMORE COUNTY, MD

TRACERIES

4/2001

MD SHPO

W CORNER

1 of 3



BA-876

2200 PLEASANT VILLA AVENUE, BALTIMORE
BALTIMORE COUNTY, MD

TRACERIES

4/2001

MD SHRO

S CORNER

2 of 3



BA-876

2200 PLEASANT VILLA AVENUE, BALTIMORE
BALTIMORE COUNTY, MD

TRACERIES

4/2001

MD SHPO

E CORNER

30/3

BA-876

ROCKWELL FARM - Before 1876 - 2200 Pleasant Villa Avenue, a dead-end street off north side of the 2400 block of Rockwell Avenue. This house, at the end of an avenue of pine trees, is set upon a remnant of the Rockwell Farm shown in 1877 atlas as property of Joseph Hampson, who is charged with a frame dwelling worth \$2500 in the 1876 tax ledger. In 1882, it was purchased by Jane Sarah Wedderburn, who lost it in an auction sale of 1888; at that time, the house was advertised as a three-story frame dwelling of 15 rooms; mansard roof; stone cellar with furnance. Charles T. Neepier bought the place in 1891 and appeared as owner of an L-shaped house in 1915 atlas. House remained in that family until 1973. Rest of farm subdivided. Owner: John R. Devitt, EHKOR. 6211/420. The house is white, the mansard roofing material, green, 1978.